



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Electricity and Water are connected, Septic Tank drainage.

**Outgoings**

Council Tax: Band C

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

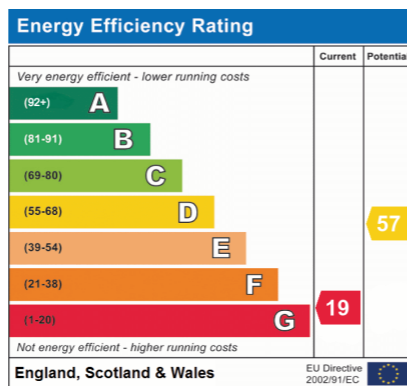
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Perrins Cottage, Ashperton  
Ledbury HR8 2SE

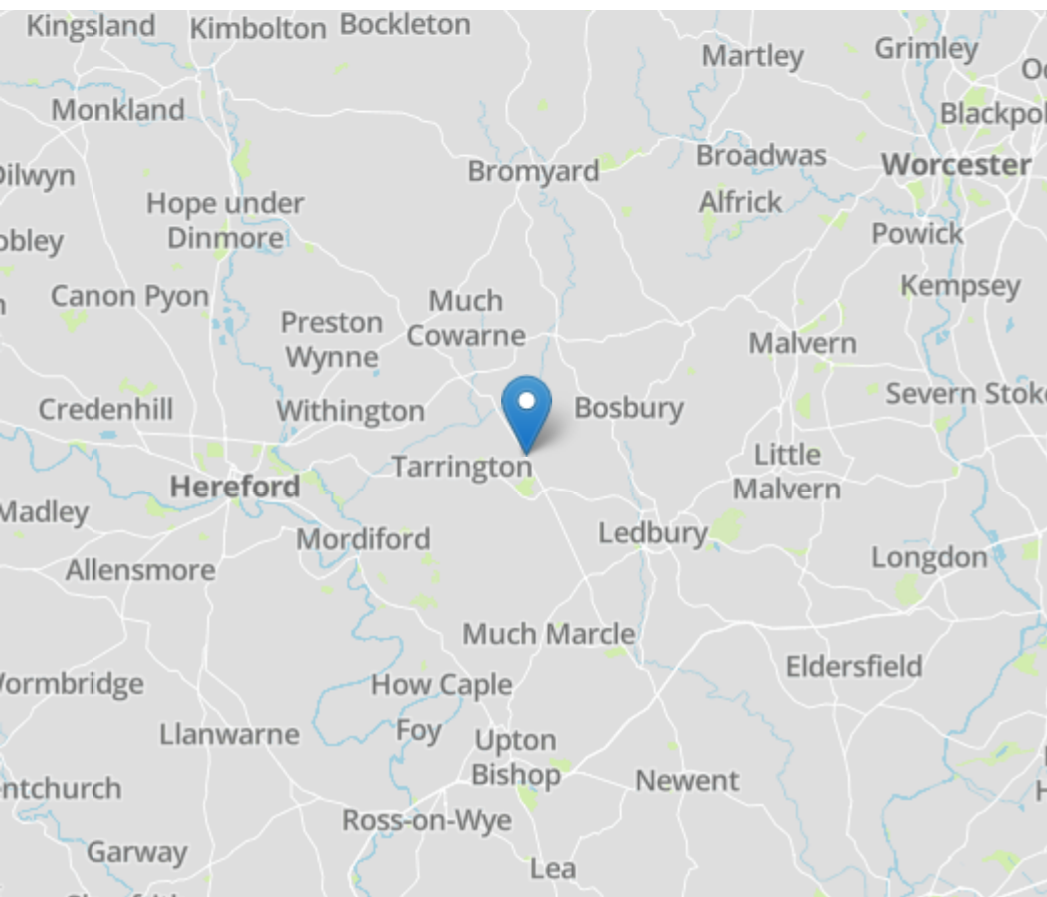
**£375,000**



- Delightful Half Timbered Detached Cottage • Views over surrounding countryside. • Well stocked cottage style private gardens • Large Double Garage with double aspect • Convenient location for Ledbury and Hereford

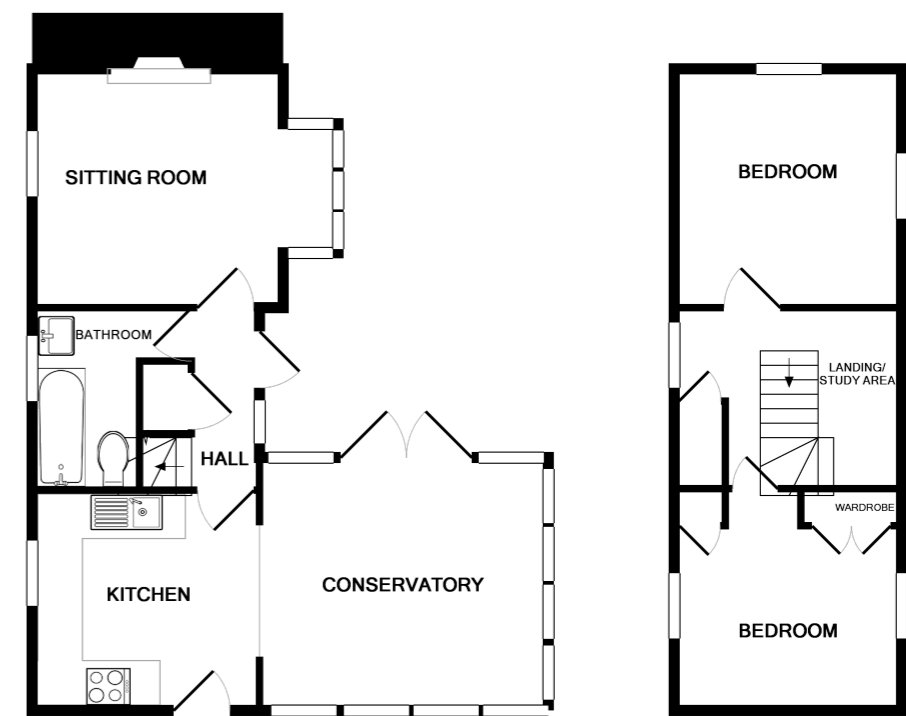
**DIRECTIONS**

From Ledbury take the A438 towards Hereford and at "The Trumpet" traffic lights, turn right onto the A417, continue along this road until you reach the village of Ashperton, where the property can be found on the left hand side as indicated by the For Sale board next to Ashperton Primary School.



Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)  
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## Perrins Cottage

### Situation and Description

Perrins Cottage is situated within the popular village of Ashperton which offers a range of local amenities. The charming half timbered detached cottage enjoys a wealth of character features together with a large conservatory, double garage with openings to either side and pretty cottage garden enjoying considerable privacy.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

With original cottage door and window to front, telephone point, wall mounted night storage heater, feature wall and ceiling beams, door to Understairs Storage Cupboard. Doors to:

#### Sitting Room

3.43m x 3.23m (11' 3" x 10' 7") with window to rear and bay window to front overlooking the garden, wall mounted night storage heater, feature stone wall with inglenook fireplace and wooden beam over, original bread oven, wall and ceiling beams, power points, T.V point.

### Bathroom

with window to rear, panelled bath with Gainsborough shower over, low flush w.c., pedestal wash hand basin, wall heater, feature wall and ceiling beams.

### Kitchen

10' 1" x 9' 9" (3.07m x 2.97m) with window to rear, and door to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, built-in Diplomat electric hob with double oven under and extractor fan over, eye level wall cupboards, integrated washing machine and dishwasher, tiled flooring, feature wall and ceiling beams. Opening to:

### Conservatory

3.91m x 3.40m (12' 10" x 11' 2") With double doors leading to garden, wall mounted night storage heater, tiled floor, power points, T.V point.

### First Floor

#### Landing/Office Nook

with window to front, power points, feature wall and ceiling beams, wall mounted night storage heater, door to Airing Cupboard with shelving and immersion heater. Doors to:

### Bedroom

3.10m x 2.51m to wardrobes(10' 2" x 8' 3" to wardrobes) with window to front and rear, power points, doors to built-in wardrobe, feature wall beams.

### Bedroom

3.40m x 3.23m (11' 2" x 10' 7") with window to front and side, wall mounted night storage heater, power points, wooden flooring, feature wall and ceiling beams.

### Outside

#### Garden

To the front of the property is a Large Double Garage with two up and over doors and parking area to front. A wooden entrance gate leads to a pathway and onto a raised patio area with double doors from the garage (enabling a vehicle to be parked if required) and two wooden garden sheds.

A path continues around the conservatory onto a further paved area with well stocked shrub and flower beds and steps which lead up to a further area of lawn with ornament well and Summer House.

The garden is enclosed on all sides and offers considerable privacy and security for both

children and pets.

### Approach

The property is approached from the A417 over a shared entrance with Ashperton Primary School and parking area leading to a Double Garage which has recently been re-roofed, with two up and over doors, power and light connected and double doors to rear opening onto the garden.



## At a glance...

- Sitting Room  
11'3 x 10'7 (3.43m x 3.23m)
- Kitchen  
10'1 x 9'9 (3.07m x 2.97m)
- Conservatory  
12'10 x 11'2 (3.91m x 3.40m)
- Bedroom  
10'2 x 8'3 to wardrobes (3.10m x 2.51m to wardrobes)
- Bedroom  
11'2 x 10'7 (3.40m x 3.23m)

## And there's more...

- Set in popular village location.
- Charming Detached Cottage.
- Two Bedrooms.
- Conservatory.
- Delightful Well Stocked Garden.
- Double Garage.
- 

## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.